

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

MEETING MINUTES

DECEMBER 10, 1992

The regular meeting of the Manistee City Planning Commission was held on Thursday, December 10, 1992 at 7:15 P.M. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:15 P.M. by Chairman Roger Yoder.

MEMBERS PRESENT: R. Bauman, D. Johnson, J. Lakos, J. Pruis, K. Thompson, R. Yoder

MEMBERS ABSENT: R. Bruchan, R. Franckowiak, A. Slawinski

OTHERS PRESENT: Jon Rose (City Code Administrator), Jennifer Snay, Rose Lamb, R. Ben Bifoss (City Manager) and Dale Picardat (City Development Officer).

PUBLIC HEARING:

PROPOSED AMENDMENT TO ZONING ORDINANCE-

Hearing opened at 7:15 p.m. with Chairman Yoder reading proposed amendments. Bauman asked for clarification of the exceptions noted in item #1. There being no further questions or comments, the hearing was closed at 7:24 p.m. and the regular was called to order.

SITE PLAN REVIEWS:

BOBIAN SIGN ALTERATION REQUEST-

Rose made presentation. The proposed project would add an additional twelve inches to an existing sign for Dr. Stephen Peterson at the corner of Eighth & Cypress Streets. Following discussion it was moved by Pruis, supported by Thompson, to approve the site plan as submitted. MOTION CARRIED

QUESTIONS & CONCERNS:

JENNIFER SNAY REQUEST CONCERNING A.F.C. HOME AT SEVENTH & CYPRESS STREETS-

Ms. Snay operates an A.F.C. home at Seventh & Cypress Streets, which is currently state licensed for a maximum of six beds. She would like to amend the license to allow for a maximum of eight beds. Homes of six or less beds are exempt from zoning restrictions as long as they are located in zoning districts where private residents are permitted. Since her plans are to exceed the exempt amount, her home must be a permitted or special use in the district in which it is located (currently R-4).

In order to qualify as a special use in the R-4 district, Section 1404.1 would have to be amended to add Cypress Street to the list of streets where special uses are permitted in a residential district. It was noted during discussion that making such a change might cause more problems than it cures, because when the current ordinance was adopted, it was planned that as economic pressures increase in the area, the C-1 Commercial District would be extended along Cypress Street. Under that ordinance section conversion of residential structures would not be permitted, because the goal would be to provide parallel service drives to limit the amount of traffic entering and exiting Cypress Street, in addition to other goals and restrictions.

Also discussed was the possibility of extending the C-1 Commercial District a half block to include the parcel in question. The only problem with that scenario was, as noted above, residential structures cannot be converted to commercial use. Discussion continued on ways to facilitate the request, without circumventing the intent of the ordinance.

SNAY-A.F.C. HOME (continued)

The members gave a consensus approval of the proposed project. It was suggested that Johnson & Rose work on some language for amendments to the C-1 Commercial District for discussion at the next meeting. I was noted that no formal action to amend the C-1 District would be taken until a petition is received to make such an amendment.

CONSIDERATION OF MATTERS: None

MINUTES

It was moved by Lakos, supported by Bauman, that the minutes of 11/5/92 be approved.
MOTION CARRIED.

MASTER PLAN AMENDMENTS

Brief discussion on reasons for the needed changes.

SIGN ORDINANCE

Rose distributed a rough draft of a sign ordinance for study and discussion. Action and further discussion was tabled until the January meeting.

HISTORIC OVERLAY DISTRICT ORDINANCE

Yoder gave a report on behalf of the Study Committee.

CONSIDERATION OF ZONING AMENDMENTS

The proposed amendments were discussed further. It was moved by Lakos, supported by Puis, to approved the following amendments and recommend their adoption to the City Council.

1. Change a permitted use in Section 2702 Permitted Uses (M.U.D.), as follows, to wit:

- C. ~~Communications [48]~~
Transportation & Public Utilities [E: 40-4971]. EXCEPT
 1. Pipelines, except natural gas [46]
 2. Gas Production & Distribution [492]

2. Make a technical correction to Section 5502 H. and Section 5503 N. to read as follows, to wit;

Accessory Building and Uses to the above

3. Make a technical correction to the Special Use introductory statement in Sections 2603, 2703, 2903, 5003, 5303, 5503, 5803, 6003 and 6703, as follows, to wit;

SPECIAL USES

Only the following uses shall be permitted, by Special Use Permit, as specified in Section 8601 et. seq. and according to the Standards in Article 14 et. seq. of this Ordinance.

4. Deleting a Permitted Use from Section 4602 F., 4802 F., 5002 I., 5302 I., 6002 I. and 6702 I., as follows, to wit;

Signs

5. Adding an additional Special Use, with conditions to Section 2603, 2703, 4003, 4203, 4403, 4603, 4803, 5003, 5303, 5503, 5803, 6003 and 6703, as follows, to wit;

Signs

6. Make technical corrections to the Zoning Map for omitted zone designations and misdrawn lines, as follows, to wit;

- a. Omitted R-4 Designation for an area between the Transitional & I-2 Industrial Districts located east of Sibben Street and north of Fifth Street.
- b. Omitted R-5 Designation for an area between the Transitional & I-2 Industrial Districts located east of Kosciusko Street and between Seventh and Eighth Streets.

CONSIDERATION OF ZONING AMENDMENTS (continued)

- c. Place all of Lot 18 of the Dunes Subdivision in the R-1 Zoning District.
- d. Place all of Parcel 51-51-102-150-01 lying east of Dunes Drive in R-4 Zoning District.

MOTION CARRIED

CITY UPDATE

Picardat reported on the following:

- 1. 12th Street Extension: Proposal to extend 12th Street from Oak to Cherry Street. He said he would look into grants to facilitate the project, but it will need joint city and Filer Township cooperation. Details would have to be worked out during joint meetings of the City and Township Planning Commissions, defusing any ideas that the City is proposing further annexation of township property.
- 2. Veterans Drive Status: County Road Commission is handling the matter, but expects bids to go out in January.
- 3. River Bank Erosion: Hoping to meet with Corps of Engineers next week to discuss details.
- 4. River Walk West: Corps of Engineers has signed the permit and expect to meet with the contractor shortly.
- 5. Marina remodeling project: Funds are currently hung up, but expecting release soon.
- 6. Maple Street Bridge: Project beginning January 4th.

D.D.A.

Bifoss reported on the following:

- 1. They have authorized phase 2 of their marketing study.
- 2. They are proposing a 2 hour downtown parking ordinance.
- 3. Their loan program.

ZONING BOARD OF APPEALS

Johnson reported on the Board's recent actions, including the variance request which had been endorsed by the planning commission.

SITE PLAN REVIEW & HISTORICAL OVERLAY COMMITTEE

No report.

ELECTION OF OFFICERS FOR 1993

It was moved by Pruis, supported by Lakos, to reelect the current slate of officers, as follows:

CHAIRMAN: Yoder

VICE CHAIRPERSON: Thompson

SECRETARY: Johnson

MOTION CARRIED

APPROVAL OF MEETING DATES

Johnson presented a listing of proposed meeting dates for 1993, as follows:

JANUARY 7th	MAY 6th	SEPTEMBER 2nd
FEBRUARY 4th	JUNE 3rd	OCTOBER 7th
MARCH 4th	JULY 8th[*]	NOVEMBER 4th
APRIL 1st	AUGUST 5th	DECEMBER 9th[*]

It was moved by Lakos, supported by Bauman, to approve the meeting dates for 1993 and approve their publication. **MOTION CARRIED.**

AMEND BY LAWS TO CHANGE MEETING TIME

Discussion was held concerning the official time that our meetings are scheduled to start. It was moved by Pruis, supported by Lakos, that Section 3.1 of the Planning Commission By Laws be amended to change the time the Commission meetings start from 7:15 p.m. to 7:00 p.m. **MOTION CARRIED** (Secretary's note: By laws require any amendments to be approve by a minimum of a 2/3 majority of the full commission. At this meeting, there was 2/3 of the

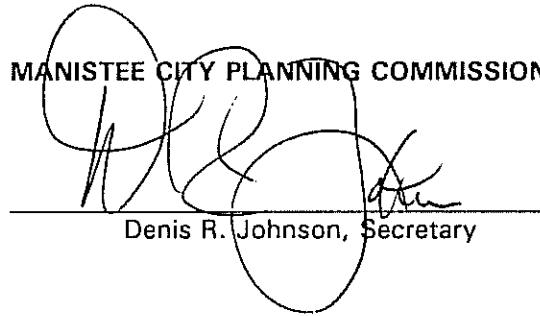
commission in attendance and all present voted in support of the amendment.)

ADJOURNMENT

There being no further business, it was moved by Pruis, supported by Lakos, that the meeting be adjourned. MOTION CARRIED.

The meeting adjourned at 9:02 p.m.

MANISTEE CITY PLANNING COMMISSION

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, is written over a solid horizontal line.

Denis R. Johnson, Secretary